138.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,195,700 / 1,195,700
					USE VALUE:	1,195,700 / 1,195,700
					ASSESSED:	1,195,700 / 1,195,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH CAITLIN M
Owner 2:	WARKENTIN PAUL F
Owner 3:	
Street 1:	24 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLAIS MICHEL -
Owner 2:	BISSONNETTE SUZANNE -
Street 1:	24 PLEASANT VIEW RD
Twn/City:	ARLINGTONARLINGTON
St/Prov:	MAA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2420 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5758.000	662,200		533,500	1,195,700
Total Card	0.132	662,200		533,500	1,195,700
Total Parcel	0.132	662,200		533,500	1,195,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.09 /Parcel: 494.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88675

GIS Ref

GIS Ref

Insp Date 10/13/17

!10689!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	662,200	0	5,758.	533,500	1,195,700		Year end	12/23/2021
2021	101	FV	643,000	0	5,758.	533,500	1,176,500		Year End Roll	12/10/2020
2020	101	FV	642,600	0	5,758.	533,500	1,176,100	1,176,100	Year End Roll	12/18/2019
2019	101	FV	492,000	0	5,758.	563,100	1,055,100	1,055,100	Year End Roll	1/3/2019
2018	101	FV	490,100	0	5,758.	414,900	905,000	905,000	Year End Roll	12/20/2017
2017	101	FV	490,100	0	5,758.	397,100	887,200	887,200	Year End Roll	1/3/2017
2016	101	FV	490,100	0	5,758.	367,500	857,600	857,600	Year End	1/4/2016
2015	101	FV	471,000	0	5,758.	308,200	779,200	779,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:11:41

LAST REV

Date	Time
06/08/21	12:50:18
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIS MICHEL	51344-550		6/23/2008		775,300	No	No		
BRAMBILLA AMEDE	41638-80		12/18/2003		584,000	No	No		
	16013-87		2/1/1985		177,000	No	No		Y

USER DEFINED

Prior Id # 1:	88675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2018	572	Re-Roof	10,950	C				
5/17/2005	398	Manual	10,200	C				roof over porch w/
4/26/2005	290	Porch	7,100	C				repair existing po
4/27/2004	268	Redo Kit	54,184	C		G6	GR FY06	convert gar to fam
3/24/2004	210	New Wind	2,937	C		G6	GR FY06	
2/18/2004	82	Inter-De		C		G6	GR FY06	
10/7/1992	499	Manual	500	C				REPLACE DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Inspected	BS	Barbara S
9/1/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	355	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
6/25/2004	MLS	HC	Helen Chinal
12/27/1999	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5758		Sq. Ft.	Site		0	90.	1.03	10									533,466						533,500	

Total AC/HA:	0.13219	Total SF/SM:	5758	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	533,466	Spl Credit		Total:	533,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17816901
Const Adj.:	1.03020000
Adj $ / SQ:	157.787
Other Features:	117849
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694090
Depreciation:	31928
Depreciated Total:	662162

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	1	HB	1				

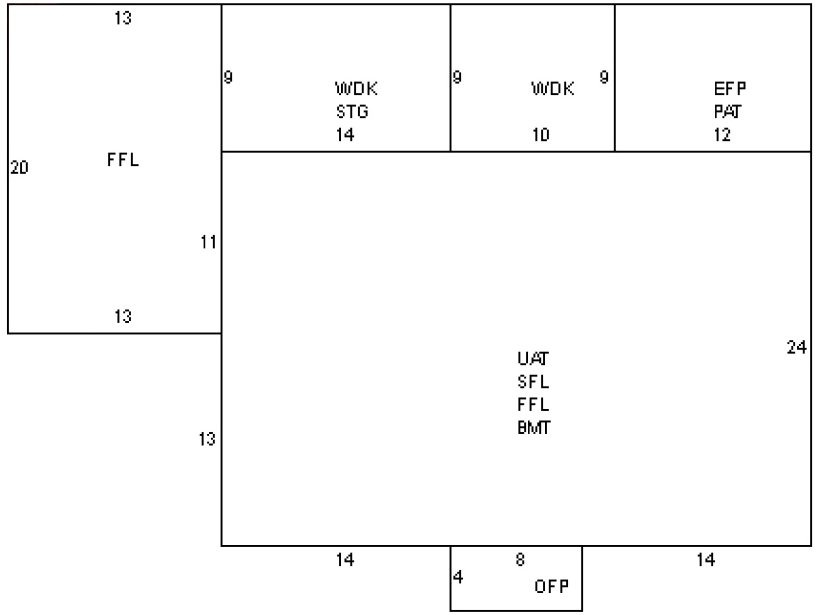
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	209.86
Special Features:	0	Val/Su Net:	181.03
Final Total:	662200	Val/Su SzAd	333.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,124	157.790	177,353
BMT	Basement	864	75.740	65,438
SFL	Second Floor	864	157.790	136,328
UAT	Upper Attic	216	63.110	13,633
WDK	Deck	216	10.950	2,365
STG	Storage	126	7.820	985
EFP	Enclos Porch	108	54.020	5,834
PAT	Patio	108	5.900	637
	Net Sketched Area:	3,658	Total:	404,024
Size Ad	1988	Gross Area	4306	FinArea 2420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

138.0-0003-0021.0

IMAGE

AssessPro Patriot Properties, Inc